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**COMPENSATION FOR EXPROPRIATION
19TH AVENUE, PROJECT 9834
TOWN OF RICHMOND HILL**

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated February 6, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offer on behalf of the Regional Corporation in accordance with the *Expropriations Act* for:
 - a) the land required for the realignment of 19th Avenue at its intersection with Bayview Avenue in the Town of Richmond Hill.

2. PURPOSE

This report is to receive authorization from Regional Council to serve an offer, under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

Independent appraisal reports establish compensation for Section 25 offers

A Section 25 appraisal report was prepared by an independent appraisal firm of the following property. In compliance with Section 25 of the *Expropriations Act*, Council authorizes the appraisal report in order to be served upon the owner. The offer is made based on 100% of the market value and such offer must be made prior to taking possession of the property.

On October 23, 2008, Regional Council authorized the expropriation of the following property for the realignment of 19th Avenue at its intersection with Bayview Avenue in the Town of Richmond Hill (*see Attachment 1*).

3.1 Property No. 1

OWNER:	Samuel Arnold Balogh
PROPERTY:	Part of Lot 55, Concession 1, Town of Richmond Hill, The Regional Municipality of York, being Part 2 on Reference Plan 65R-25193
TOTAL OWNERSHIP:	0.86 ha (2.125 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan D1039, Town of Richmond Hill
AREA EXPROPRIATED:	Complete buyout
OFFER OF COMPENSATION:	\$403,750
COMMENTS:	The subject is a vacant irregular shaped parcel of land located on the north side of Gamble Road/19 th Avenue and on the west side of Bayview Avenue. The CN Railway abuts the north boundary corner of the property.
PROJECT NUMBER:	9834

4. FINANCIAL IMPLICATIONS

Amount of Compensation

The total amount of compensation for this expropriation is \$403,750.

The property was appraised by an external appraisal firm who estimated the market value at \$190,000 per acre. Funds for this offer will come from the 2009 Capital Budget.

5. LOCAL MUNICIPAL IMPACT

The improvements to 19th Avenue will improve traffic flow in the area, which has increased in recent years due to the new development in the area, and will continue to increase with pending development. Improved traffic flow is needed as the road network in northern Richmond Hill is approaching capacity.

6. CONCLUSION

It is recommended that the above offer, together with a copy of the related appraisal report be served by registered mail on those parties with a registered interest in the subject property. Under the *Expropriations Act*, the offer must be served in order that the Region can enter onto the expropriated lands in order to commence construction.

For more information on this report, please contact Paul J. Roberts, Manager, Realty Services at Ext. 1424.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the March 4, 2009 meeting.)